BOARD OF ADJUSTMENT Zoning Administration Division Development Services Department (DSD) 201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DECISIONS ***

DATE OF PUBLIC HEARING JULY 30, 2008

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J)&(K).

CASE NO.

THE APPLICANT

C10-08-09 RONGO INVESTMENTS/G. BUSCH, 727 EAST 20th STREET, I-1

The applicant's property is an 11,840 square foot lot developed with a 7,870 square foot two-story building, and is zoned I-1 "General Industrial". The building was expanded to its current size with a 3,725 square foot addition constructed without prior zoning approval or permits. The expansion is greater than twenty-five (25%) percent which requires the entire site be brought into compliance with all Land Use Code (LUC) regulations applicable to new construction. The applicant is seeking zoning approval necessary to allow the site to remain as constructed. The applicant is requesting the following variances: 1) Allow the five (5) motor vehicle parking spaces located adjacent to the west boundary to be accessed from the alley; 2) Reduce the number of motor vehicle parking spaces from sixteen (16) spaces to six (6) spaces, if alley access is permitted or to one (1) space if alley access is not permitted; 3) Allow the striped pedestrian route shown on the west side of the building in lieu of providing a sidewalk; 4) Allow the striped pedestrian route to cross through the loading space; 5) Reduce the size of the loading space from twelve (12') feet wide by fifty five (55') feet long to twelve (12') feet wide by thirty five (35') feet long; 6) Allow the refuse container to be located within the loading space and allow the loading space to be used to access the refuse container; and 7) Landscape and screening, as shown on the submitted plans.

<u>DECISION</u>: VARIANCES 1, 2, 3, 4, 5, 6, AND 7 DENIED.

If you want further information, please call Russlyn Wells at 837-4948 or Wayne Bogdan at 837-4946.

Connie Munguia, Secretary Board of Adjustment

s:zoning administration/ba/decision/0809recon.doc